

## **PLANNING COMMISSION MINUTES**

**March 4, 2008**

**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Ray Keller, Barbara Holt, Dave Badham, Michael Allen, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook, City Attorney Russell Mahan and City Engineer Paul Rowland.

Clark Jenkins welcomed all those present and had those present introduce themselves.

Barbara Holt made a motion to approve the minutes for February 19, 2008 as written. Tom Smith seconded the motion and voting was unanimous in favor.

**1. Consider preliminary commercial site plan approval located at 3263 S. 800 W. (Hwy89), PRW Architecture, Inc., applicant.**

Paul Warnock, applicant, was present. Aric Jensen explained that Mr. Warnock is requesting preliminary site plan approval for a mixed office/retail building at the corner of 800 West and Hwy 89. This property was rezoned from single family residential to general commercial last year, with several specific conditions. The most important condition was that the drive approach to the site be redesigned and/or relocated to meet all of the current City standards. Some of the other conditions were that there be no pole signs and that any monument sign be located on the Hwy 89 frontage.

The project site is approximately .515 acres in size and has a moderate slope from east to west. Based on the area tables, the project is approximately 17% landscaping, 20% building footprint, and 63% parking and walkways. Our minimum landscape requirement is 15%.

The minimum parking calculation was slightly more complicated than usual, due to the multiple uses for the building. The calculations submitted by the project engineer concurred with the Planning staff's assessment, which is a total of 29 stalls, based on the applicant's representation that the basement would be used for storage purposes and the second floor for professional office uses.

There are two major outstanding issues that need to be resolved. The first is a boundary line gap between the current property line and the location of the fence/concrete mow strip installed by the LDS Church 3 years ago when they built their new warehouse. The applicant is working with the Church to rectify this issue, however, the City cannot grant final approval until this issue is resolved in writing, as portions of the site plan encroach into the gap area.

The second issue is a 36-inch storm drain pipe that was believed to run along the north boundary of the property, but that the project engineer found to be located underneath the foundation of the adjacent building to the north. The City Engineer has contacted Davis County Public Works for

further information but has not yet received a response. If the pipe is truly underneath the building, it will probably not impact this project because when the pipe needs to be replaced in the future, it would most likely be relocated to the 3200 South R.O.W.

The applicant has not provided a final landscaping plan, partially because the property boundary and storm drain issue has not been finalized. One condition of approval should be that a complete landscape plan be provided.

The utilities and other service connections are all located in 800 West, except for the power. The applicant should be able to use the existing water, sewer, and gas stubs, although the gas stub may need to be upsized. The water and sewer lines will run under the detention basin, and so the project engineer must make sure that there is at least 48 inches of cover over the top of these lines.

There are power poles located on at least three corners of the property, and the applicant will need to contact Bountiful Power to determine where they should make a connection. This must occur prior to issuing a building permit so that the underground conduit is laid in the proper location, i.e., we do not allow overhead power.

The applicant is providing an on-site detention basin, which will collect the water from this property and meter it out to the stormdrain system installed in 800 West about 5 years ago. A trash dumpster location is shown on the site plan, however it needs have a solid enclosure with gates, consistent with the design of the building.

Mr. Jensen mentioned that final approval will be presented after a written lot line agreement has been completed. At this time Staff recommends preliminary site plan approval with the findings that proposal meets the criteria for a preliminary commercial site plan with the following conditions:

1. All redline corrections be made, including the underground electrical conduit and the dumpster enclosure
2. The property boundary gap issue be resolved in writing
3. The stormdrain pipe location issue be resolved with Davis County Flood Control
4. The applicant provide a complete landscaping plan

Brian Zaitz, architect for PRW Architecture Inc., gave a power point presentation showing the proposed building elevations, colors, and materials to be used. Mr. Zaitz explained that there will be retail on the lower floor and office space on the upper floor. PRW Architecture office will be in the front lower section of the building. There has been a signed agreement for cross access between this project and the adjoining property to the north. Mr. Zaitz is still working with the LDS Church to correct the property line and the location of the fence.

There was a discussion between the applicant and the Commission regarding the possible glare off of the windows on the west side. There will be street trees to help dim the glare in the afternoon.

Tom Smith made a motion to recommend preliminary site plan approval for 3263 S. 800 W. subject to the conditions outlined by Staff. Michael Allen seconded the motion and voting was unanimous in favor.

## **2. Planning Director's report and miscellaneous report.**

Jared Thompson, applicant, was not present. Aric Jensen explained that Jared Thompson, owner of Speciality Auto, would like to discuss the possibility of a pole sign located at 468 W. Pages Lane. The business is located along the frontage road abutting the freeway. The current sign ordinance does not address freeway signs. Mr. Thompson would like to make a proposal to amend the ordinance to allow freeway signs.

Mr. Jensen explained that the businesses north of Speciality Auto up to Air Products are connected to Bountiful Water and electricity is provided by Bountiful Power, but located in Centerville. Bountiful and Centerville have been discussing the possibility of adjusting the boundaries to bring these businesses into Bountiful.

After a discussion the Commission and Staff agreed to consider amending the sign ordinance regarding freeway signs. It was suggested to have the applicant bring his proposal in to be reviewed.

After the discussion and decision was made the applicant and a representative from Thomas & Sons sign company joined the meeting. Mr. Thompson presented the Commission with photos of his proposal and explained that he would prefer having a 40-foot sign. The freeway wall restricts the visibility of a 30-foot sign and the signs to the north are all taller than 30 feet. The proposed sign would be an electronic reader board sign with a timed dimmer light in the evening to prevent any hazard for drivers.

It was suggested that Mr. Thompson work with Mr. Jensen on an amendment to the ordinance. After the ordinance has been approved, Mr. Thompson can bring back his proposal to the Commission for approval.

Mr. Thompson thanked the Commission for their time and suggestions.

Mr. Jensen mentioned that a legal notice has been placed in the paper for a public hearing on March 18, 2008 for review of the General Plan. The General Plan has not had any major revisions since 2000. At the next Planning meeting, Mr. Jensen will present an outline showing what the State Law requires in a General Plan. The public will be involved to help review and discuss different issues affecting the City.

Meeting adjourned at 7:50 P.M.